



CITY OF MILWAUKIE

February 27, 2019

Gillis Properties, LLC
11650 SW 67th Ave #210
Tigard, OR 97223

File: #NR-2018-005

Site: 12205/12225 SE 19th Ave

Dear Mr. Gillis:

Per your direction, please be advised that the above-referenced land use application has been deemed complete as of February 26, 2019. This is the date that you submitted the materials to correct the incompleteness materials identified by the City in the incompleteness letter dated December 21, 2019. This is in accordance with Milwaukie Municipal Code (MMC) Subsection 19.1003.3 and Oregon Revised Statutes 227.178. The 120-day deadline by which the City must take final action is June 26, 2019.

A hearing on your application by the Milwaukie Planning Commission is tentatively scheduled for April 9, 2019. We will contact you if there is a change in the hearing date.

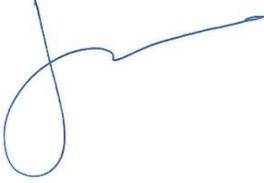
Approvability Items

1. The site plan shows a front yard setback for house #11 of 15 ft. Per MMC 19.402.14.C.2.c (4), the minimum yard setback in a natural resources cluster development is 25 ft. Per MMC 19.911.3.B, this requires a Type III variance. Please submit a response to the Type III approval criteria found in 19.911.4.B for this variance request.
2. The application materials include a wetland delineation report that was submitted to the Division of State Lands (DSL) on May 29, 2018. Please provide the DSL concurrence letter regarding the delineation.

If you decide to withdraw your application before a decision is rendered, please be aware that application fees are nonrefundable. The City may retain some or all of the deposits for technical reviews, such as traffic studies or natural resource studies, based on actual costs incurred by the City.

If you have any questions or concerns, you can call me at 503-786-7653 or email me at koliasv@milwaukieoregon.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Vera Koliass', with a long horizontal stroke extending to the right.

Vera Koliass, AICP
Associate Planner

cc: Todd Iselin, Iselin Architects, P.C. (1307 Seventh St., Oregon City, OR 97045)
Dennis Egner, FAICP, Planning Director
Alex Roller, Engineering Technician II
Kelly Brooks, Acting Engineering Director
Peter Passarelli, Public Works Director

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